Davidson County DEEDQC
Recvd: 12/05/11 13:55 6 pgs
Fees:32.00 Taxes:0.00
20111205-0094672

This instrument prepared by
FRED W. BEESLEY, JR.
404 James Robertson Parkway, Ste 1720
Nashville, TN 37219-1510
Phone 615/244-0554
FAX 615/244-1229

Grantor:
Carla J. Langley Smith
6932 River Road Pike
Nashville, TN 37209

Map & Parcel:
101 79

Mortgagee:
None

Grantee:
Thomas Lee Langley

Send Tax Notice To:
Carla J. Langley Smith
6932 River Road Pike
Nashville, TN 37209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction for real property is -ZERO-.

Thomas Lee Langley
Grantee

Subscribed and sworn to before me, this the 2nd day of December, 2011.

Notary Public

My commission expires:_____

MY COMMISSION EXPIRES:
November 3, 2015

2011 QUITCLAIM DEED TO PORTION OF PARCEL 79 (13.21 ACRES)

LOCATED SOUTH OF RIVER ROAD PIKE, EAST OF STRINGFELLOW ROAD

AT (No Street Number) RIVER ROAD PIKE, ROUTE #2, NASHVILLE, TN 37209

For no consideration whatsoever, Grantor Carla Jean Langley Smith, as Tenant in Common with her brother, Thomas Lee Langley, and as owner of an undivided 75% interest in Parcels 75, 77, and 79 while her brother owns only a 25% interest in each parcel, and she intending over more than one year to make tax-free gifts to her brother, eventually making them each the owner of a 50%

undivided interest in Parcels 75, 77 and 79, does hereby transfer and convey unto Thomas Lee Langley (her brother), hereinafter called Grantee, his heirs, executors and assigns, forever, from her own 75% right title and interest in Parcel 79, an interest amounting to 5.63% of Parcel 79, an interest having a market value of $2,966 since the Davidson County Assessor has appraised Parcel 79 at $52,684. This will leave Grantor owning 69.37% and Grantee owning 30.63% of Parcel 79 in 2011.

At the same time, and on a different instrument, Grantor has given Grantee interests in Parcels 75 and 77 worth an appraised value of $7,033. Grantor's gifts to Grantee of those interests amounting to $7,033 plus this gift amounting to $2,966 make total gifts to Grantee in 2011 of $9,999, which is within the Tennessee Gift Tax Exemption.

This is land situated in Davidson County, Tennessee, and known as Map 101, Parcel 79 containing 13.21 acres, more or less located at (No Street Number, River Road Pike, Route #2, Nashville, TN 37209 and described as follows:

Parcel 79 consisting of 13.21 acres, more or less is unimproved land located south of River Road Pike and East of Stringfellow Road in the Second Civil District of Davidson County, TN, not contiguous to a public road, bearing no street number, and shown on the Montoya Survey of record in Book 8785, page 87, RODC. The Tax Assessor has appraised this Parcel 79 as of January 1, 2009 at $21,835 for land alone.

The parties have built and constructed an access road with easement and right-of-way, (one of two such driveway easements) on, to and from River Road Pike as shown on the survey of Rocky L. Montoya, Surveyor, dated November 6, 1992, attached to the Quitclaim Deed of Record at Book 8785, page 85, Register's Office for Davidson County (RODC). The said road is an easement running with the land for the benefit of this Parcel 79 on, to and through the adjacent Parcel 168 and was made a part of that previous conveyance.

Being a part of the same property conveyed to Luther E. Cullum and wife, Inez K. Cullum, by deed from Eley Sawyers and wife, dated October 29, 1947, filed December 18, 1947 and recorded in Book 1554, page 595, RODC.

Being a part of the same property conveyed by Edward C. White, Trustee for father Felix Carlton Langley and wife, Jean C.Langley, to grantees father Felix Carlton Langley and son, Thomas Lee Langley and daughter, Carla Jean Langley by deed filed April 20, 1990 of record in Book 8092, page 351, RODC, leaving each with a 1/3 interest.

Being a part of the same property conveyed by son Thomas Lee Langley to father, Felix Carlton Langley and sister, Carla Jean Langley by Quit Claim Deed of record in Book 8785, page 85, RODC on November 13, 1992, leaving Felix Carlton Langley and Carla Jean Langley each with a ½ interest.

From a parcel originally consisting of 19.0 acres, more or less, described according to a survey by R. L. Montoya Land Surveying, Inc., dated November 4, 1992, of record at Book 8785, page 85, RODC, **there has been carved out a 5.09 acre, more or less, portion, known as Parcel 191, of record in Book 8785, page 87, RODC,** described by the same Montoya Survey as: beginning at a steel post in the westerly margin of River Road, said point being the northerly corner of the Felix Carlton Langley property of record in Deed Book 8483, page 225, RODC, Tennessee; thence, leaving the westerly margin of River Road along the north line of the said Felix Carlton Langley property, South 47 degrees 24 minutes 00 seconds west, 1302 feet more or less to an iron rod, this being the actual point of beginning for this described tract; thence continuing along said Langley's north line South 47 degrees 24 minutes, 00 seconds west, 700 feet to an iron rod, this being the southwest corner of this described tract; thence alaong the west line of this tract North 63 degrees, 22 minutes 50 seconds West, 184.82 feet to an iron rod; thence, North 26 degrees, 4 minutes, 16 seconds West, 121.96 feet to an iron rod; thence North 20 degrees, 47 minutes, 40 seconds West, 11.08 feet to a point, this being the northwest corner of this tract; thence along the north line of this tract and the remaining land of Felix C. Langley property of record in Deed Book 8092, page 349, RODC, TN, North 47 degrees, 24 minutes, 00 seconds East, 726.76 feet to an iron rod, thence along the east line of this tract; South 42 degrees, 36 minutes, 00 seconds East, 300.0 feet to the point of beginning, **containing 5.09 acres,** more or less

Thereafter, from this remaining parcel of 14 acres, more or less, there has been carved out from this Parcel 79 a portion consisting of 0.07 acres, more or less, known as Parcel 169, of record in Book 5886, Page 169, RODC, which was conveyed to Grantee Earlleen Sawyers, in exchange for a PERPETUAL DRIVEWAY EASEMENT running with the land across Earlleen Sawyers' Parcel 74 to serve Parcels 79 and 191. This Easement for Right-Of-Way granted by Earlleen Sawyers is of record at Book 5878, Page 125. This 13.21 acre parcel in the Second Civil District, is more particularly described as:

Beginning at a point in the northwesterly line of the property conveyed to H. F. Givens by deed from B. S. Givens and wife, of record in Book 522, page 59, RODC, said point being the southeast corner of the property conveyed to Jesse J. Stevens and wife, by deed from Luther E. Cullum and wife, of record in Book 2272, page 527, RODC; thence with said Stevens' southerly line and continuing with the southerly line of the property conveyed to W. R. Malugen and wife, by deed from Eley Sawyers and wife, of record in Book 1578, page 521, RODC, and the southerly line of the property conveyed to J. L. Sawyers and wife, by deed from Eley Sawyers and wife of record in Book 1629, page 29, RODC, North, 50 degrees West 712 feet, more or less, to the easterly line of the property conveyed to Jesse J. Stevens and wife, by deed from Luther E. Cullum and wife, of record in Book 2746, page 393; thence with the easterly line of the latter Stevens' property, and continuing with Stringfellow's

inner easterly line South 33 degrees West 1592 feet, more or less, to a chestnut stump, gone, at an inner corner of the Stringfellow property; thence with Stringfellow's inner northerly line South 67 degrees 30 minutes East 200 feet to an elm; thence with the northerly line of Mrs. Frank Miller's property South 63 degrees East 204 feet to the southwest corner of the Givens' property; thence with the said Givens northwesterly line, North 44 degrees East 1432 feet, more or less, to the beginning and **containing 19 acres,** more or less.

But twice reduced in size as follows:

But not containing the land conveyed to Earlleen Sawyers of record at Book 5886, Page 681, RODC described as: beginning in the northwest corner of the grantor's 19 acre tract and the southwest corner of grantee's 3.5 acre tract; thence south 50 degrees east 149 feet to a point in an existing fence; thence southwesterly along said fence 60 feet to a point; thence continuing along said fence 150 feet to a point; thence northwesterly 80 feet to a point in grantor's northwest line; thence north 33 degrees east 207 feet along an existing fence to point of beginning.

But not containing the 5.09 acres, more or less, described above, conveyed to Felix Carlton Langley Carlton and daughter, Carla Jean Langley Smith, of record at Book 8785, Page 85, RODC.

Driveway Easement Running with the Land: To serve the adjacent Parcel 191 and Parcel 79, the parties built and constructed an access road and right-of-way, across Parcel 168, on, to and from River Road Pike as shown on the survey of Rocky L. Montoya, Surveyor, dated November 6, 1992, attached to the Quitclaim Deed of Record at Book 8785, page 85, Register's Office for Davidson County (RODC). The said road is an easement running with the land for the benefit of Parcel 191 and Parcel 79 on, to and through Parcel 168 and was made a part of that previous conveyance.

Second Driveway Easement Running with the Land: To serve the nearby Parcel 79 and Parcel 191, the parties built and constructed a concrete access road and right-of-way, across Parcels 74, 75, and 79, on, to and from River Road Pike as shown on the survey of Rocky L. Montoya, Surveyor, dated November 6, 1992, attached to the Quitclaim Deed of Record at Book 8785, page 85, Register's Office for Davidson County (RODC). The said road is an easement running with the land for the benefit of Parcel 79 and Parcel 191 on, to and through Parcels 74, 75, and 79 is made a part of that previous conveyance.

Pursuant to T.C.A. 66-24-121, there is no change to the legal description of the real property not contained in the recorded deeds referenced herein and specifically the Montoya Survey of **this 5.09 acre parcel**, of record in Book 8785, page 87, RODC,

therefore no boundary survey has been made at the time of this conveyance.

The Estate of Felix Carlton Langley owned one half of this parcel and Carla Jean Langley Smith owned the other half. After the conveyance of the Estate's one half interest, Carla Jean Langley Smith owned an undivided 75% interest and Thomas Lee Langley owned a 25% interest in this parcel. But now, this gift will leave Grantor owning 69.37% and Grantee owning 30.63% of Parcel 79 in 2011.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. There is no change to the survey or boundary lines.

Witness my hand this 2nd day of December, 2011.

Carla Jean Langley Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in the aforesaid County and State, the said Carla Jean Langley Smith, with whom I am personally acquainted, or who presented to me satisfactory proof of identity and who acknowledged that she had authority and that she executed the within instrument (Quitclaim Deed) for the purposes therein contained.

Witness my hand and seal at office in Nashville, on this 2nd day of December. 2011.

NICOLE J. LEMASTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires:_____

MY COMMISSION EXPIRES:
November 3, 2015

ExecDeed101079Langley11.X27

Certificate of Authenticity

I, Linda F. Huey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of Davidson

Personally appeared before me, Michael Kyle, a notary public for this county and state, Linda F Huey who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MICHAEL A. KYLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

My Commission Expires:_____.